

South Dublin County Council,
Planning Department,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC
20 May 2022

RE: FURTHER INFORMATION:
APPLICATION NO: SD21A/0360
REQUEST DATE: 24/2/22
LOCATION: Circle K Ninth Lock Service Station, Ninth Lock Road, Dublin 22.
APPLICANT: Circle K Ireland Retail Limited
PROPOSAL: (i) Car wash (ii) Car wash plant room with water recycling system,
(iii) Re-location of the main ID sign and (iv) All associated
structures, drainage and site development works.

Dear Sir/Madam,

1.0 Introduction

Please find enclosed our response to Further Information Request (FI) issued by South Dublin County Council on 24th February 2022 in relation to Reg. Ref. SD21A/0360, planning application for development at the existing **Circle K Ninth Lock Service Station, Ninth Lock Road, Dublin 22** consisting of:

- (i) Car wash
- (ii) Car wash plant room with water recycling system
- (iii) Re-location of main ID sign
- (iv) All associated structures, drainage and site development works and retention of

2.0 RESPONSE TO FURTHER INFORMATION REQUEST

The responses to the FI request are set out in numerical order below.

2.1 Response No. 1 (i)

Please see attached copies of revised drawings P2177.NIN.CO2 (Existing Site Layout) and P2177.NIN.CO3 (Proposed Site Layout) with additional level information added.

Response No. 1 (ii)

Please see attached copies of revised drawings P2177.NIN.C10 (Forecourt Details) & P2177.NIN.C14 (Contiguous Elevations) for additional information in relation to the height of the Main ID sign and confirmation that the existing sign is to be re-used in the proposed new location.

Response No. 1 (iii)

We have reviewed the planning status of the laundrette unit and it has been established that the unit does not currently have the benefit of planning. We have subsequently submitted a retention application for the unit (Planning Ref No. SD22A/0142).

2.2 Response No.2 (i)

Refer to revised drawings P2177.NIN.C08 (Proposed Sightlines) which indicate the available sightlines from both the northern exit and the southern entry points. The distance available at the southern entry is 41m but it should be noted that the facility operates on a one-way system with additional signage noting same to be provided and the access to the south of the facility is used for entry only. All vehicles will exit the facility via the northern exit.

In addition, it should be noted that there is adequate queuing within the site for vehicles waiting for the fuel dispensers and the carwash queuing is located adjacent to the retail unit and away from the public road therefore reducing the risk of queued vehicles backing onto the road.

Response No.2 (ii)

Refer to revised drawings P2177.NIN.C03 (Proposed Site Layout) which indicate the existing and proposed pedestrian routes within the forecourt. There are no cycle routes within the forecourt area.

2.3 Response No.3

Refer to attached Noise Impact Assessment report prepared by Irwin Carr Consulting in relation to the proposed development.

2.4 Response No.4

A pre-connection enquiry (PCE) has been submitted to Irish water and a Confirmation of Feasibility (COF) received. A copy of which is included with this response.

3.0 SUBMISSION SCHEDULE

3.1 McArdle Doyle

3.1.1 Drawings

Six copies of the following drawings prepared by McArdle Doyle, are submitted:

- P2177.NIN.C02 Existing Site Layout
- P2177.NIN.C03 Proposed Site Layout
- P2177.NIN.C10 Forecourt Details
- P2177.NIN.C08 Proposed Sightlines
- P2177.NIN.C14 Contiguous Elevations

3.2 Irwin Carr Consulting

3.2.1 Documents

Six copies of the following document prepared by Irwin Carr Consulting, are submitted:

- Rp001N 2022071 (Circle K Ninth Lock) - Noise Impact Assessment

3.3 Irish Water

3.3.1 Documents

Six copies of the Confirmation of Feasibility (COF) received from Irish Water is submitted.

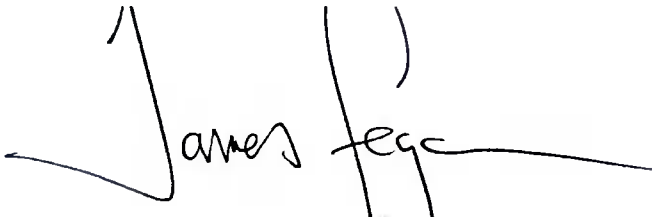
4.0 CONCLUSION

We trust the above and enclosed documentation is in order and clarifies the queries raised in the FI Request.

If, however, you require any further clarification of any of the items contained in our submission please do not hesitate to contact us.

We would appreciate an acknowledgement of our submission at your convenience and look forward to a favorable decision in due course.

Yours sincerely,



James Fegan
Director
McArdle Doyle